

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Nanette D. Sanders (State Bar No. 120169) nanette@ringstadlaw.com R. Chase Donahoo (State Bar No. 322191) chase@ringstadlaw.com RINGSTAD & SANDERS LLP 4343 Von Karman, Suite 300 Newport Beach, CA 92660 Telephone: 949-851-7450 Facsimile: 949-851-6926 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Karen Sue Naylor, Chapter 7 Trustee	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION	
In re: GENE NELLO JAMES VENTURA, Debtor(s).	CASE NO.: 8:19-bk-14380 CB CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 06/30/2020	Time: 2:30 pm
Location: USBC, 411 West Fourth Street, Courtroom 5D, Santa Ana, CA 92701	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 06/16/2020

Description of property to be sold:

Fifteen percent (15%) minority interest in Bay View Senior Living, LLC, a Delaware limited liability company ("Bay View").

Terms and conditions of sale:

As is-where is, free and clear of any liens, claims and encumbrances, including disputed community property interest of Debtor's ex-spouse, dismissal of Debtor as defendant in pending Orange County Superior Court litigation, and full releases between proposed buyer and the estate. The managing member of Bay View asserts that pursuant to the Bay View LLC agreement, the membership interest cannot be sold or transferred without its specific consent.

Proposed sale price: \$ 40,000.00

Overbid procedure (if any):

Procedure requested: initial overbid in an amount at least \$3,000 in excess of proposed sale price (i.e. \$43,000), subsequent overbids in \$1,000 increments, \$10,000 deposit 72 hours prior to the hearing on the Motion.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

June 30, 2020
2:30 p.m.
United States Bankruptcy Court
411 West Fourth Street
Courtroom 5D
Santa Ana, CA 92701

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Nanettte D. Sanders, Esq.
nanette@ringstadlaw.com
Ringstad & Sanders LLP
4343 Von Karman Avenue, Suite 300
Newport Beach, CA 92660
Tel: 949-851-7450
Fax: 949-851-6926

Date: 06/05/2020

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
4343 Von Karman Avenue, Suite 300, Newport Beach, CA 92660

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 06/05/2020, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

SEE ATTACHED LIST

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 06/05/2020, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Honorable Catherine E. Bauer, U.S. Bankruptcy Court, Ronald Reagan Federal Building, 411 W. Fourth St., Suite 5165, Santa Ana, CA 92701-4593

☐ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

06/05/2020
Date

Arlene Martin
Printed Name

Arlene Martin
Signature

Electronic Mail Notice List

The following is the list of **parties** who are currently on the list to receive email notice/service for this case.

- **Stephan M Brown** eric@thebklawoffice.com,
stephan@thebklawoffice.com;kari@thebklawoffice.com
- **Katie E Hankard** bknotices@zwickerpc.com, bknotices@zwickerpc.com
- **Karen S Naylor (TR)** alane@ringstadlaw.com,
knaylor@IQ7technology.com
- **Nanette D Sanders** becky@ringstadlaw.com, arlene@ringstadlaw.com
- **Valerie Smith** claims@recoverycorp.com
- **United States Trustee (SA)** ustpreion16.sa.ecf@usdoj.gov
- **Robert P Zahradka** caecf@tblaw.com